

# Planning Commission Agenda Summary

July 26, 2022

Key Staff Contact: Kristin Cote, Planner II, 970-350-9876

**Title:**

Promontory Imagine School 2<sup>nd</sup> Filing, 2<sup>nd</sup> Replat – SUB2021-0031

**Summary:**

The applicant is requesting approval of a preliminary subdivision plat for the purpose of creating a multifamily residential development

**Recommended Action:**

Approval

**Attachments:**

Attachment A – Zoning/Vicinity Map

Attachment B – Project Narrative

Attachment C – Preliminary Plat Document

Attachment D – Preliminary Landscape Plan Excerpt

## PLANNING COMMISSION SUMMARY

**ITEMS:** Preliminary Subdivision

**FILE NUMBER:** SUB2021-0031

**PROJECT:** Promontory Imagine School 2<sup>nd</sup> Filing, 2<sup>nd</sup> Replat

**LOCATION:** Northeast corner of Highway 34 Bypass and Promontory Parkway

**APPLICANT:** Morgan Kidder on behalf of Promontory Investments, LLC  
Melanie Foslien, applicant's representative

**CASE PLANNER:** Kristin Cote, Planner II

**PLANNING COMMISSION HEARING DATE:** July 26, 2022

### PLANNING COMMISSION FUNCTION:

The Planning Commission shall consider the staff report, along with testimony and comments made by the applicant and the public and shall then make a motion to approve, approve with conditions, or deny the request based on the review criteria found in Section 24-203 of the 2021 Development Code.

### EXECUTIVE SUMMARY

The City of Greeley is considering a request for a preliminary subdivision of 30.46 acres of land into 1 lot (approx. 21.8 acres), 1 tract (approx. 7.7 acres) and right-of-way dedication for the purposes of developing a multifamily development on Lot 1 (*see Attachments*). The subject property is located at the northeast corner of Highway 34 and Promontory Parkway.

### A. REQUEST

The applicant is requesting approval of a preliminary subdivision plat for the purpose of creating a multifamily residential development.

### B. STAFF RECOMMENDATION

Approval

### C. LOCATION

#### Abutting Zoning/Land Use:

- **North:** PUD (Planned Unit Development) / *single-family residential development*
- **South:** US Hwy 34 / *state highway*
- **East:** PUD (Planned Unit Development) / *undeveloped (future school site)*
- **West:** PUD (Planned Unit Development) / *undeveloped lands*

**Site Characteristics:**

The site is undeveloped land with single-family residential development to the north and US Hwy 34 to the south. A future school site is identified to the east of and adjacent to the subject property, located on Tract B3.

The northeast and southwest corners of the property is encumbered by an existing fifty-foot-wide City of Greeley Exclusive Waterline Easement and an existing Drainage Easement. There is one abandoned oil and gas well location identified on the plat; however, this abandoned location does not impact the development of the site.

**D. BACKGROUND**

The parcels were annexed into the city in 1985 as part of the Golden Triangle Second Annexation [File No. PUD 2:85], which consisted of an area of approximately 1,701 acres. The conceptual PUD plan illustrated light industrial development, business office, park, and commercial uses on the southern portion of the PUD area that transitioned to various densities of residential and recreational/open space uses to the north.

In 1997, Council approved an amendment, which divided the Golden Triangle Concept PUD from one large PUD into six smaller PUDs [File No. PUD 11:97]. The amendment was intended to streamline the PUD approval process. Under the 1976 Development Code, PUD actions required all landowners to sign off on development plans. Understanding that the signature requirement could be cumbersome for future amendments, the concept PUD was split into six smaller PUDs and assigned each a set of allowed uses based on the concept PUD plan. The subject site is located in the Golden Triangle Concept PUD No. 1. In accordance with the Golden Triangle Concept PUD, PUD No. 1 allowed industrial uses only.

On December 1, 1998, Council approved an amendment to the Golden Triangle PUD, which rezoned the subject properties from PUD (Golden Triangle) to PUD (Tri-Pointe), [File No. PUD 8:98]. The Tri-Pointe PUD encompassed an area of 668.72 acres. The conceptual plan as approved, allowed for a mixture of land uses, varying from residential, institutional, corporation headquarters, general commercial, and a requirement for the dedication of parks, schools, and fire station location, but did not list fire stations and schools as allowed uses. From the minutes of the hearing, the applicant Craig Harrison, agreed to provide “a 10 acre-park, a 1 ½ acre fire station site to the City of Greeley, and a 10-acre site for an elementary school to the Windsor School District.” “The park and school sites would adjoin each other; the land that is dedicated would not include any water rights or on-site infrastructure.”

On March 16, 1999, Council approved an amendment to the Tri-Pointe PUD [File No. PUD 3:99], the PUD was amended, and the name of the PUD was formally changed to Promontory. This amendment also capped the amount of retail to 84.54 acres, increased the residential acreage cap from 200 acres to 250 acres (a minimum of 900 dwelling units), increased the height allowance for office/business uses from 40 feet to 70 feet and 60 feet for industrial uses, and

required of the developer to dedicate a 10-acre park and a minimum of 1.5 acres for a fire station location

On December 21, 1999, Council approved modifications to the hearing held on March 16, 1999. At this hearing, Council approved the proposed detached sidewalks, and site and building design standards, lighting standards, parking in non-residential areas to exceed 125 percent of the requirement, added a requirement for bicycle parking required, off-street parking regulations and landscaping to comply with the City's Development code, and modified the requirement of signatures to submit PUD for approvals. Under the revision, each landowner would be able to sign a letter of waiver, "forfeiting their rights, which would allow future PUDs be signed only by those pre-approving the PUD when they buy land. This proposal would be in lieu of application for final PUD approvals being submitted by the property owner, metro district, and 75 percent of all property owners owning 75 percent of the land within that tract or sub-tract." Thereby, allowing individual property owners within the individual tracts or PUD amendment to be submitted by the applicant only, and it does not require the metropolitan district's signature of approval, so long as and provided that, the district does not own land within the tract or area.

In 1999, the City of Greeley approved two metropolitan districts that serve the Promontory development, which are known as Tri-Pointe Commercial District and Tri-Pointe Residential District [MD 1:99].

The Promontory Preliminary PUD, Areas, F, L, and M, PUD Rezone, which was the 1st PUD Rezone Amendment to Areas F, L, and M [Case No. ZON2019-0012] and the Promontory Imagine School, 2nd Filing, Preliminary PUD [Case No. PUD2019-0010] were approved by Council on September 17, 2019. The Promontory Imagine School, 2nd Filing, Final PUD [Case No. PUD2019-0011] was approved by Planning Commission on September 10, 2019, and only included the plat proposal of Lot 1 and the rezoning to allow fire station and school uses within the Promontory PUD, Areas F, L, and M. Most recently, the 1st Amendment to the Promontory Imagine School, 2nd Filing, Final PUD included the Fire Station No. 6 site plan, landscape plan, and elevations for Lot 1.

The current request re-establishes lot lines for a planned multifamily project, establishes necessary easements to serve the project and dedicates right-of-way to the City.

## **APPROVAL CRITERIA**

### **Standards for a Preliminary Subdivision Plat:**

In reaching recommendations and decisions on a Preliminary (Major) Subdivision Plat, the Planning Commission shall apply the following standards of Section 24-203. b.1. of the current Development Code.



**(a) The applicant is in accordance with the Comprehensive Plan, or any other specific plan created under that plan, and in particular, the physical development patterns and design concepts of the plan.**

Staff Comment: The City's Comprehensive Plan designates this area as "Mixed Use Neighborhoods," which encourages a mix of housing options, including smaller-scale multifamily buildings. The site plan for multifamily residential being reviewed concurrently with the plat is consistent with the Growth Framework of the Comprehensive Plan.

*The request complies with this criterion.*

**(b) The development and infrastructure is arranged in a manner to minimize impacts of geologic hazards, environmentally sensitive areas, wildlife habitat, or other nature features of the land.**

Staff Comment: The proposed multifamily site development plan being reviewed concurrently with the subdivision plat does not fall within an area of ecological significance and has been identified for development since the property was annexed. There are no known wildlife habitats or corridors located on or adjacent to the property.

*The request complies with this criterion.*

**(c) The arrangement and proposed design of streets, blocks, and open spaces meet the development and design standards of the subdivision regulations and are coordinated with existing or potential development on adjacent property.**

Staff Comment: The subdivision design is consistent with development and design criteria of the City's current development regulations. The preliminary subdivision plat precedes a site development plan that is concurrently being reviewed by staff in accordance with development code criteria. The plat includes right-of-way dedication along the eastern edge of the plat area to be used by the current development and the future school site to the east.

*This request complies with this criterion.*

**(d) The proposed blocks and lots are capable of meeting all development and site design standards under the applicable zoning district.**

Staff Comment: The design is consistent with development and design criteria of the City's adopted development regulations. A site development plan for a multifamily project is concurrently being reviewed by staff to ensure all criteria can be met with the proposed easements and dedications as depicted on the preliminary plat.

*This request complies with this criterion.*

- (e) The application demonstrates a preliminary likelihood of being able to meet the design, construction, performance, and maintenance requirements for all required improvements.**

Staff Comment: The applicant submitted their preliminary construction plans for concurrent review with the preliminary plat. City staff and referral agencies have reviewed the preliminary construction plans and will work through final details and logistics as part of the final plan submittal if the preliminary plat is approved.

*The request complies with this criterion.*

- (f) Any phasing is clearly indicated and demonstrates a logical and coordinated approach to development, and the timing, location, and construction of amenities is consistent throughout phases.**

Staff Comment: The applicant anticipates completing all infrastructure as one phase. Construction of multifamily buildings will progress through the development to mitigate traffic and ensure a safe environment as residents move in to completed buildings.

*The request complies with this criterion.*

- (g) Any impacts identified by specific studies or technical reports, including a review of storm water, are mitigated with generally accepted and sound planning, engineering, and urban design solutions that reflect long-term solutions and sound fiscal investments.**

Staff Comment: Staff and referral agencies have reviewed all preliminary plans and studies associated with the project and are comfortable with the applicant moving forward in providing final studies and working through any minor comments as part of the final subdivision plat process.

*The request complies with this criterion.*

- (h) The design does not impede the construction of anticipated or planned future public infrastructure within the area, or deter future development of adjacent property from meeting the goals and policies of the Comprehensive Plan.**

Staff Comment: The applicant is required to construct on-site and appropriate off-site utility and roadway infrastructure to serve the development and build missing connections in the existing roadway network, including right-of-way along the eastern edge of the property, as depicted on the plat drawings. The site

includes a fifty foot (50') wide City of Greeley Exclusive Waterline Easement that runs diagonally through the northeast corner of Lot 1. The applicant has designed the site around this easement to allow future maintenance by the City, as needed. Additional right-of-way remains at the southwest corner of Tract A of the subject plat for any future adjustments needed to Highway 34 and Promontory Parkway.

Staff are not aware of any other major infrastructure projects planned for this area.

*This request complies with this criterion.*

**(i) The recommendations of professional staff or any other referral agencies authorized to review the subdivision plan.**

Staff Comment: Staff and referral agencies have reviewed all preliminary plans and studies associated with the project and are comfortable with the application as presented. The applicant will finalize all plans and studies as part of the final subdivision plat process if the preliminary plat is approved.

*The request complies with this criterion*

**Consistency with the Land Use Chapter of the Comprehensive Plan.**

The following Comprehensive Plan goals are met with this Preliminary Plat proposal:

- EH-2: Integrate healthy living into community planning and development.
  - The proposal provides open space and recreational amenities for future residents of the development.
- EH-4: Support and collaborate with the City's school districts.
  - The project was referred to the Weld RE-4 School District for review. In addition, the applicant has been in contact with the district to confirm cash-in-lieu payment versus school site dedication requirements.
- CG-2: Promote a balanced mix and distribution of land uses.
  - The preliminary plat establishes the base for a planned multifamily development that provides an additional residential product type to the Promontory development area, in addition to the existing single-family detached products.
- HO-2: Encourage a broad diversity of housing options.
  - The preliminary plat precedes the concurrently reviewed multifamily site development plan that provides additional housing options within the Promontory development area in the western portion of the city.

## **F. PHYSICAL SITE CHARACTERISTICS**

### **HAZARDS**

There are no known hazards on the site. The plat area includes existing easements and utility infrastructure that is not impacted by the plat or accompanying multifamily site development.

### **WILDLIFE**

There are no known significant wildlife species in the subject area.

### **FLOODPLAIN**

The intended development area is not located within the 100-year floodplain, according to the adopted Federal Emergency Management Administration (FEMA) flood data.

### **DRAINAGE AND EROSION**

The applicant provided preliminary drainage report which was reviewed with the preliminary plat submittal. A final drainage report, sediment and erosion control plan, and stormwater management plan would be provided with the final plat application.

### **TRANSPORTATION**

A traffic study was provided with the preliminary plat application. The development proposal is projected to generate 3,235 vehicle trips per weekday. During peak hours, the study anticipates 46 vehicles entering the site and 146 vehicles exiting the site (AM peak) and 154 vehicles entering and 91 vehicles exiting the site (PM peak). All vehicles will access 20<sup>th</sup> Street along the north of the site and use Promontory Parkway to head north or south to Highway 34 or the Highway 34 Bypass (10<sup>th</sup> Street).

At the request of the City's Traffic Division, the applicant is dedicating 103<sup>rd</sup> Avenue along the east edge of the site to serve the subject property and the future school site to the east.

The City of Greeley Traffic Division, along with Engineering Development Review and the Colorado Department of Transportation (CDOT) have reviewed the Traffic Study and have no significant concerns at this point.

## **G. SERVICES**

### **WATER**

The City of Greeley provides water services to the area and the water distribution system is considered adequate for the proposed multifamily project. Water lines would be extended from an existing 8" main located within 20<sup>th</sup> Street to the north into the site.

### **SANITATION**

Sanitary sewer is considered adequate for the proposed townhome use and related demand. Proposed connection would be via an 8" sanitary sewer main located off the southeast corner of the development site.

### **EMERGENCY SERVICES**

The property is served by the City of Greeley's Police and Fire Departments. Fire Station #6 is located directly north of and across 20<sup>th</sup> Street from the development site.

### **PARKS AND OPEN SPACES**

The proposal includes open space will consist of detention, landscaping, parkland, and greenspace.

### **SCHOOLS**

The subject property is located within the Weld RE-4 School District. The applicant will be required to pay the required cash-in-lieu payment to the school district as the development progresses.

### **METROPOLITAN DISTRICT**

This project is located within the Tri-Point Residential Metropolitan District.

## **H. NEIGHBORHOOD IMPACTS**

### **VISUAL**

The applicant is incorporating perimeter landscaping to soften the development edges adjacent to roadways, consistent with the City's development and design criteria.

### **NOISE**

Any potential noise created by future development will be regulated by the Municipal Code.

## **I. PUBLIC NOTICE AND COMMENT**

- Public Notice - Signs were posted on July 1, 2022, and mailings were completed on July 8, 2022. A notice was published on the City's website per Development Code requirements. As of the finalization of this report, no additional written comments have been received.
- Mineral Rights Notifications – were sent via certified mail 30 days prior to the public meeting, per Development Code requirements. No comments have been received.

## **J. PLANNING COMMISSION RECOMMENDED MOTIONS**

Based on the application received and the preceding analysis, the Planning Commission finds that the Promontory Imagine School 2<sup>nd</sup> Filing, 2<sup>nd</sup> Replat Preliminary Plat is in compliance with Development Code Section 24-203 and therefore approves the preliminary subdivision plat as presented.

### **ALTERNATIVE MOTION**

Based on the application received and the preceding analysis, the Planning Commission finds that the Promontory Imagine School 2<sup>nd</sup> Filing, 2<sup>nd</sup> Replat Preliminary Plat is not in compliance with Development Code Section 24-203 and therefore denies the preliminary subdivision plat as presented.

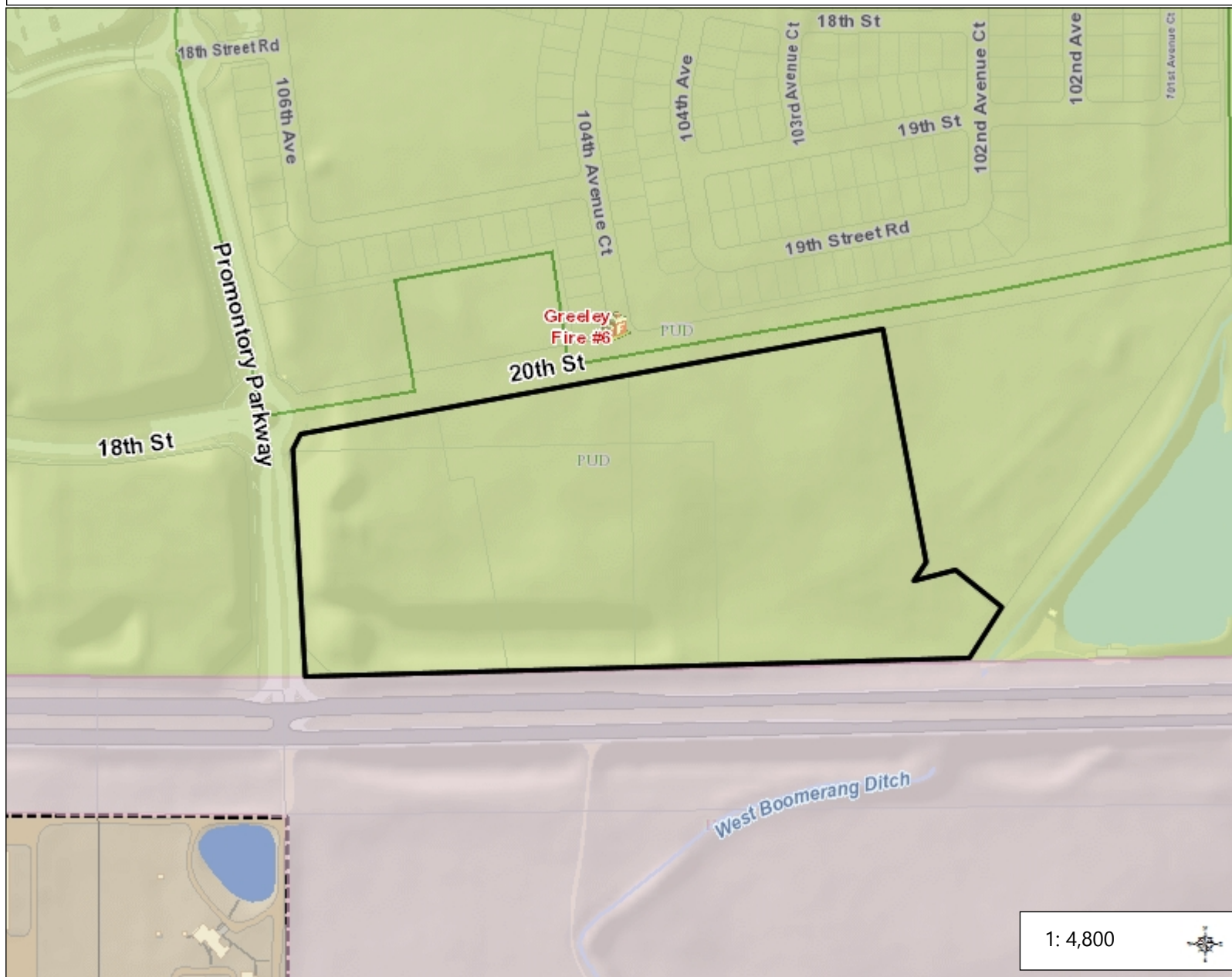
## **ATTACHMENTS**

Attachment A – Zoning/Vicinity Map

Attachment B – Project Narrative

Attachment C – Preliminary Plat Document

Attachment D – Preliminary Landscape Plan Excerpt



### Legend

- City Voting Wards
- GreeleyBaseData.DBO.FIRMn
- Greeley Fire Response Areas
- ☐ Weld Subdivisions
- Zoning**
  - Conservation District (C-D)
  - Commercial Low Intensity (C-L)
  - Commercial High Intensity (C-H)
  - Holding Agriculture (H-A)
  - Industrial Low Intensity (I-L)
  - Industrial Medium Intensity (I-M)
  - Industrial High Intensity (I-H)
  - Planned Unit Development (PUD)
  - Residential Estate (R-E)
  - Residential Low Density (R-L)
  - Residential Medium Density (R-M)
  - Residential High Density (R-H)
  - Residential Mobile Home (RMH)
- Colorado School Districts
- High School Attendance Areas
- Middle School Attendance Areas
- Elementary School Attendance Areas
- ☐ Greeley City Outline
- ☐ Other City Outlines
- Fire Stations
- Origin Cache Mask

### Notes

0.2 0 0.08 0.2 Miles

NAD\_1983\_HARN\_StatePlane\_Colorado\_North\_FIPS\_0501\_Feet  
© City of Greeley GIS 7/16/2022

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION OR SURVEY PURPOSES



October 29, 2021

City of Greeley  
Planning and Zoning  
1100 10<sup>th</sup> Street – 2<sup>nd</sup> Floor  
Greeley, CO 80631

Re: Promontory Imagine School 2<sup>nd</sup> Filing – Multi Family

Dear City of Greeley Staff,

The Promontory Imagine School 2<sup>nd</sup> Filing – Multi Family is bound by 20<sup>th</sup> Street to the North, Highway 34 Bypass to the South, Promontory Imagine School 2<sup>nd</sup> Filing Tract B1 to the West, and Promontory Imagine School 2<sup>nd</sup> Filing Tract B3 to the East. The legal description of the site is Promontory Imagine School 2<sup>nd</sup> Filing, Second Replat and is located in Section 12, Township 5 North, Range 67 West of the 6<sup>th</sup> Prime Meridian. **Figure 1** below highlights the site's location.



**Figure 1:** Outline of Promontory Imagine School 2<sup>nd</sup> Filing – Multi Family

The site is 21.76 acres, zoned as Planned Unit Development (PUD) and is currently used for agriculture. The surrounding uses consist of agriculture, single family residential, commercial and future school site. The surrounding property is zoned as Planned Unit Development (PUD) to the North, East and West.



The project is proposed for 16 ~ 21-Plex Buildings and 6 ~ 24-Plex Buildings, 4.6 acres of buildings, 10.06 acres of open space and 7.1 acres of pavement. The open space will include detention, landscaping, and green space. 891 total parking spaces are required and 896 total parking spaces are provided.

Access to the site will be provided by one access road from 20<sup>th</sup> Street to the North and one right-of-way road from 20th Street on the very east side of the project.

Raw water dedication was set by the Infrastructure and Service Agreement Recorded May 28, 1999. This set the cost of water at a combined rate of \$3,980.00 with 6% interest per year added. The cost of cash in lieu for the multi-family units using the current dedication requirements is \$470,560.77. The cost of cash in lieu for the clubhouse is \$17,006.91. And the cost of cash in lieu for the maintenance shop is \$0.03.

The site will be designed to City of Greeley Standards. Utilities for the site are provided by the City of Greeley.

If you have any questions concerning this project, please contact me at [robbie@northernengineering.com](mailto:robbie@northernengineering.com) or call me at 970-221-4158.

Sincerely,

**NORTHERN ENGINEERING SERVICES, INC.**



**Robbie Lauer**

Project Manager

## PROMONTORY IMAGINE SCHOOL SECOND FILING, SECOND REPLAT

BEING A REPLAT OF TRACTS B1 AND B2 OF TRACT B, PROMONTORY IMAGINE SCHOOL SECOND FILING, FIRST REPLAT, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 5 NORTH, RANGE 67 WEST OF THE 6TH P.M., CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO  
(SUB2021-0031 1,326,889 sq.ft/30.461 ac.)

DEDICATION STATEMENT

Promontory Holdings, LLC and Welcko Land Investors, LLC, being the sole owner(s) in fee of,

Tracts B1 and B2 of Tract B, Promontory Imagine School Second Filing, First Replat, recorded July 20, 2021 as Reception No. 4737040 of the Records of Weld County and being situated within the Southwest Quarter (SW 1/4) of Section Twelve (12), Township Five North (T.5N.), Range Sixty-seven West (R.67W.) of the Sixth Principal Meridian (6<sup>th</sup> P.M.), City of Greeley, County of Weld, State of Colorado.

Said described parcel of land contains 1,326,889 square feet or 30.46 acres, more or less (±)

shown on the attached map as embraced within the heavy exterior lines thereon, has subdivided the same into lots and blocks as shown on the attached map; and does hereby set aside said portion or tract of land and designate the same PROMONTORY IMAGINE SCHOOL SECOND FILING, SECOND REPLAT to the City of Greeley, Weld County, Colorado; and does dedicate to the public, the streets and all easements over and across said lots at locations shown on said map; and does further certify that the width of said streets, dimensions of the lots and blocks and the names and numbers thereof are correctly designated upon said map.

By: \_\_\_\_\_ By: \_\_\_\_\_  
Larry S. Buckendorf as Authorized Agent of Promontory Holdings, LLC Randy M. Schwartz as Authorized Signatory of Welcko Land Investors, LLC

STATE OF COLORADO )  
COUNTY OF \_\_\_\_\_ ) ss.

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ by Larry S. Buckendorf, as Authorized Agent of Promontory Holdings, LLC.

Witness my hand and official seal.

My commission expires: \_\_\_\_\_  
(S E A L)

Notary Public

STATE OF COLORADO )  
COUNTY OF \_\_\_\_\_ ) ss.

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ by Randy M. Schwartz, as Authorized Signatory of Welcko Land Investors, LLC.

Witness my hand and official seal.

My commission expires: \_\_\_\_\_  
(S E A L)

Notary Public

ENGINEERING DEVELOPMENT REVIEW AND CIVIL INSPECTIONS MANAGER

CONSTRUCTION MUST BE IN ACCORDANCE WITH APPLICABLE CITY OF GREELEY CONSTRUCTION STANDARDS. THE CITY'S ACCEPTANCE SHALL NOT RELIEVE THE DESIGN ENGINEER'S RESPONSIBILITY FOR ERRORS, OMISSIONS, OR DESIGN DEFICIENCIES FOR WHICH THE CITY IS HELD HARMLESS.

EDR & Civil Inspections Manager \_\_\_\_\_ Date \_\_\_\_\_

COMMUNITY DEVELOPMENT DIRECTOR

Director of Community Development \_\_\_\_\_ Date \_\_\_\_\_

PLANNING COMMISSION APPROVAL

Approved by the City of Greeley Planning Commission on \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

STANDARD NOTES:

- Street maintenance. It is mutually understood and agreed that the dedicated roadways shown on this plat will not be maintained by the City until and unless the streets are constructed in accordance with the subdivision regulations in effect at the date construction plans are approved, and provided that construction of said roadways is started within one (1) year of the construction plan approval. The owner(s), developer(s) and/or subdividers, their successors and/or assigns in interest, shall be responsible for street maintenance until such time as the City accepts the responsibility for maintenance as stated above.
- Drives, parking areas and utility easements maintenance. The owners of this subdivision, their successors and/or assigns in interest, the adjacent property owner(s), homeowner's association or other entity other than the City is responsible for maintenance and upkeep of any and all drives, parking areas and easements (cross-access easements, drainage easements, etc.)
- Drainage maintenance. The property owner shall be responsible for maintenance of all drainage facilities installed pursuant to the development agreement. Requirements include, but are not limited to, maintaining the specified storm water detention/retention volumes, maintaining outlet structures, flow restriction devices and facilities needed to convey flow to said basin. The City shall have the right to enter properties to inspect said facilities at any time. If these facilities are not properly maintained, the City shall notify the property owner in writing and shall inform the owner that corrective action by the owner shall be required within ten (10) working days of receipt of notification by the City, unless an emergency exists, in which case corrective action shall be taken immediately upon receipt of notification by the City. If the owner fails to take corrective action within ten (10) working days, the City may provide the necessary maintenance and assess the maintenance cost to the owner of the property.
- Drainage liability. The City does not assume any liability for drainage facilities improperly designed or constructed. The City reviews drainage plans but cannot, on behalf of any applicant, owner or developer, guarantee that final drainage design review and approval by the City will relieve said person, his successors and assigns, from liability due to improper design. City approval of a final plat does not imply approval of the drainage design within that plat.
- Landscape maintenance. The owners of this subdivision, their successors and/or assigns in interest, the adjacent property owner(s), homeowner's association or entity other than the City is responsible for maintenance and upkeep of perimeter fencing or walls, landscaping and landscaped areas and sidewalks between the property line and any paved roadways. The owners of this subdivision, their successors and/or assigns in interest or an entity other than the City, agree to the responsibility of maintaining all other open space areas associated with this development.
- Sight distance. The clear vision zone of a corner lot, as determined by Section 24-126(c)(4) of the Development Code, shall be free from shrubs, ground covers, berms, fences, signs, structures, parked vehicles or other materials or items greater than thirty-six (36) inches in height from the street level.
- Public safety. Access, whether for emergency or nonemergency purposes, is granted over and across all access ways for police, fire and emergency vehicles. If any or all of the access ways in this subdivision are private, the homeowner's association will be responsible for ensuring that such access ways are passable, at all times, for police, fire and emergency vehicles.
- Drainage master plan. The policy of the City requires that all new development and redevelopment shall participate in the required drainage improvements as set forth below:
  - Design and construct the local drainage system as defined by the final drainage report and plan and the storm water management plan.
  - Design and construct the connection of the subdivision drainage system to a drainage way of established conveyance capacity, such as a master planned outlet storm sewer or master planned major drainage way. The City will require that the connection of the minor and major systems provide capacity to convey only those flows (including offsite flows) leaving the specific development site. To minimize overall capital costs, the City encourages adjacent developments to join in designing and constructing connection systems. Also, the City may choose to participate with a developer in the design and construction of the connection system.
  - Equitable participation in the design and construction of the major drainage way system that serves the development as defined by adopted master drainage way plans or as required by the City and designed in the final drainage report and the storm water management plan.
- Maintenance easements. A maintenance easement is required for developments with zero side setbacks. If one (1) structure is built on the lot line. In order to maintain the structure with the zero side setback, a maintenance easement may be required on the adjacent lot to enable maintenance to be performed on said structure from the adjoining property. Each lot owner agrees to allow adjacent lot owners access across their lot, within five (5) feet of the common lot line, as may be needed to maintain and repair the adjacent owner's principal structure. Each adjacent owner agrees to repair any damage which may be caused to the lot owner's property from the adjacent owner's use of this maintenance easement and to take all necessary steps to avoid causing such damage.
- Street lighting. All lots are subject to and bound by tariffs which are now and may in the future be filed with the Public Utilities Commission of the State of Colorado relating to street lighting in this subdivision, together with rates, rules and regulations therein provided and subject to all future amendments and changes thereto. The owners or their successors and/or assigns in interest, shall pay, as billed, a portion of the cost of public street lighting in the subdivision in accordance to applicable rates, rules and regulations, including future amendments and changes on file with the Public Utilities Commission.
- Water or sewer main easements. There shall be no permanent structures, fences, detention ponds, landscaping (plantings or berms) greater than three (3) feet tall mature growth, or other encumbrances located in water or sewer main easements.
- Water or sewer mains in private roads or easements. For public water and sewer mains located in private roads or easements, future repair of paving or other improved surfaces subsequent to the repair of a water or sewer main shall be the responsibility of the homeowner's or condominium association. The Water and Sewer Department will safely backfill the trench to the surface, but not rebuild any surface improvements.

NOTES:

- This survey does not constitute a title search by Northern Engineering to determine ownership or easements of record. Northern Engineering relied upon Bargain and Sale Deed recorded December 21, 2021 as Reception No. 4786965 of the Records of Weld County to aid in Easement and Ownership research.
- Basis of Bearings is the South line of the Southwest Quarter of Section 12, Township 5 North, Range 67 West as bearing North 88° 41' 39" East (assumed bearing) and monumented as shown on drawing.
- PROMONTORY IMAGINE SCHOOL SECOND FILING, SECOND REPLAT contains 1,326,889 square feet, or 30.461 acres, more or less.
- The linear unit of measure for this survey is U.S. Survey Feet.
- Horizontal Datum: Coordinate system is a Northern Engineering local coordinate system based on modified State Plane coordinates scaled at 1.00026470 (0.9997337) about (0,0). Linear measure is based on the U.S. Survey Foot.
- The intent of this plat is to Replat Tract B1 and Tract B2, Tract B, Promontory Imagine School Second Filing, First Replat, to Dedicate Additional Easements to the City of Greeley, to depict an Easement Vacation within the bounds of said Tract B as shown within this mapping as well as to dedicate 60' of Public Right of Way with a 53' Radius Cul-de-sac. This plat proposes to create 1 Lot, 1 Tract and 1 Parcel for Public Right of Way Dedication.

DEVELOPER/APPLICANT

Journey Homes  
Larry Buckendorf  
7251 W. 20th Street, L-200  
Greeley, CO 80634  
(970) 352-7072

PLANNER/  
LANDSCAPE ARCHITECT

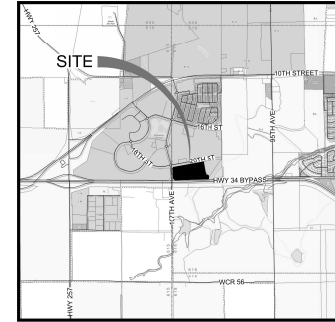
Ribby Design Inc.  
Alex Garvert  
419 Canyon Avenue, Suite 200  
Fort Collins, Colorado 80521  
(970) 224-6828

SITE ENGINEER

Northern Engineering Services, Inc.  
Robbie Lauer  
301 North Howes Street, Suite 100  
Fort Collins, Colorado 80521  
(970) 221-4158

SURVEYOR

Northern Engineering Services, Inc.  
Aaron M. Lund, PLS  
820 8th Street  
Greeley, Colorado 80631  
(970) 488-1115



VICINITY MAP  
1" = 3000'

SURVEYING CERTIFICATE

I, Aaron M. Lund, a Registered Professional Land Surveyor in the State of Colorado, do hereby certify that I prepared this plat from an actual and accurate survey of the land, including all existing rights-of-way easements and that the corner monuments shown thereon were properly placed under my supervision, in accordance with the regulations of the State of Colorado.



For and on behalf of Northern Engineering Services, Inc.  
Aaron M. Lund  
Registered Professional Land Surveyor LS 58670

LAND USE SUMMARY CHART				
PARCEL	AREA	PERCENT	USE	OWNERSHIP/MAINTENANCE
LOT 1	647.901 S.F. 217.6 AC.	7.44%	Utility, Access & Drainage	Property Owner
TRACT A	334.975 S.F. 7.59 AC.	25.23%	Vacant Land	Property Owner
ROW	44,613 S.F. 1.01 AC.	3.35%	Public Right of Way	City of Greeley
TOTAL	1,326,889 S.F. 30.46 AC.	100.00%		

EASEMENT TYPE		EASEMENT TABLE		EASEMENT GRANTED TO SURFACE MAINTENANCE	
USE		USE		USE	
Exclusive Sanitary Sewer Easement		Sewer Utilities		City of Greeley	
Exclusive Water Easement		Water Utilities		City of Greeley	
Emergency Access Easement (EAE)		Fire and Emergency Access		City of Greeley	
Emergency Access Easement and Exclusive Water Line & Sanitary Sewer Easement (EAE/WISE)		Water & Sewer Utilities and Fire & Emergency Access		City of Greeley	

TRACT TABLE			
TRACT	PURPOSE	OWNERSHIP	MAINTENANCE
TRACT A	Future Development	Property Owner	Property Owner
		TOTAL	334,975 S.F. 7.59 AC.

NOTICE:  
According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you discover such defect, or within five years after the date of recording of this survey, or be commenced more than ten years after the date of the certificate shown hereon.

SECTION:  
12  
TOWNSHIP:  
5 N.  
RANGE:  
67 W. of the 6th PM

N  
NORTHERN  
ENGINEERING  
SURVEYING | MUNICIPAL | LAND DEVELOPMENT  
400 8th Street, Suite 100  
Greeley, CO 80634  
(970) 221-4158

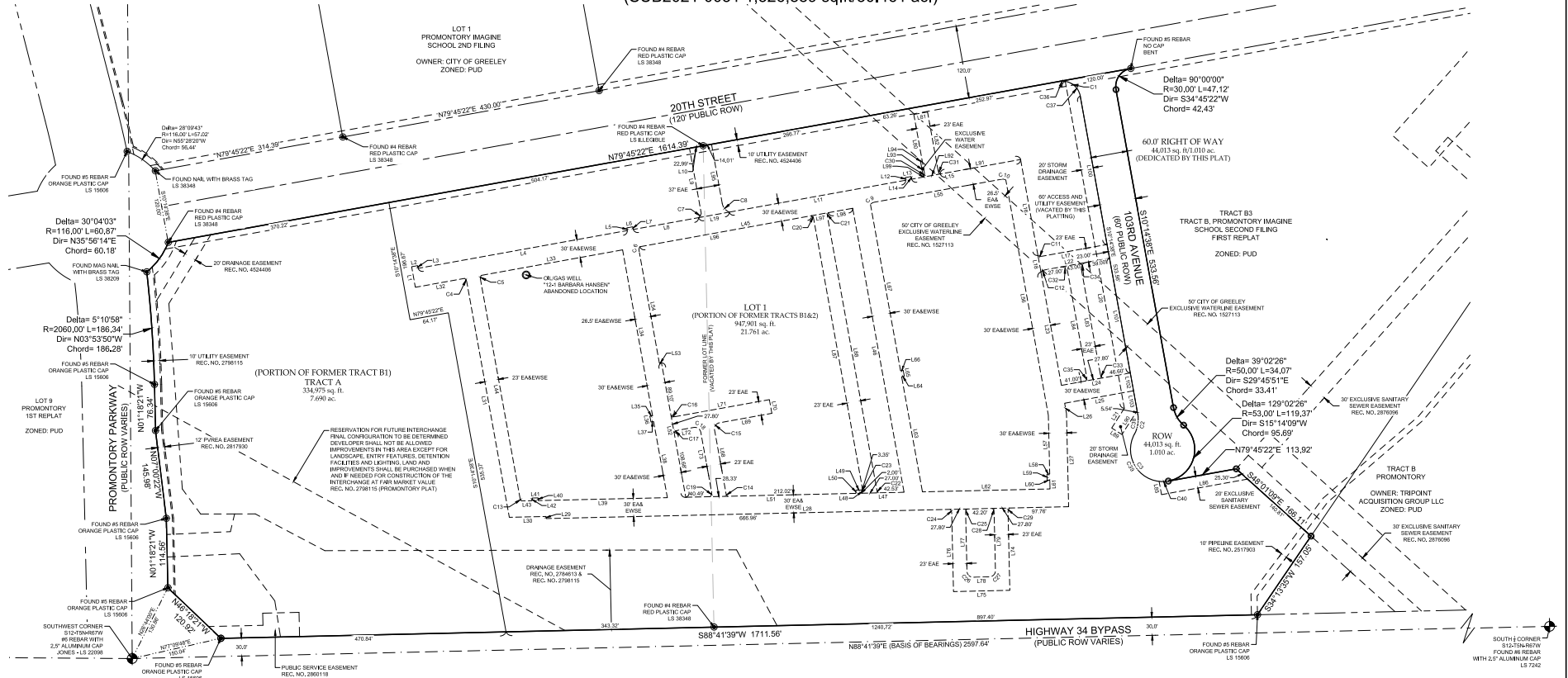
DATE:  
6/25/2023  
SCALE:  
AS SHOWN  
PROJECT:  
EASEMENT  
CLIENT:  
NORTH ENGINEERING  
DRAWN BY:  
A. Lund  
CHECKED BY:  
L. Smith

PROMONTORY IMAGINE SCHOOL  
SECOND FILING, SECOND REPLAT  
GREELEY, COLORADO

Sheet  
1  
Of 2 Sheets

# PROMONTORY IMAGINE SCHOOL SECOND FILING, SECOND REPLAT

BEING A REPLAT OF TRACTS B1 AND B2 OF TRACT B, PROMONTORY IMAGINE SCHOOL SECOND FILING, FIRST REPLAT, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 5 NORTH, RANGE 67 WEST OF THE 6TH P.M., CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO (SUB2021-0031 1,326,889 sq.ft/30.461 ac.)



CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	90°00'00"	30.00	47.12	S89°14'30"E	42.43
C2	36°02'30"	80.00	34.27	S89°16'37"W	33.41
C3	129°02'26"	53.00	116.37	S39°43'02"E	95.69
C4	40°32'30"	10.00	7.08	N00°30'33"W	6.03
C5	40°32'30"	10.00	7.08	N10°01'37"E	6.03
C6	40°32'30"	10.00	7.08	S10°01'37"W	6.03
C7	23°48'01"	20.00	8.31	N33°26'42"E	6.25
C8	56°16'19"	20.00	16.42	N08°12'17"W	16.65
C9	40°32'30"	10.00	7.08	S89°20'37"W	6.03
C10	40°32'30"	10.00	7.08	N00°30'33"W	6.03
C11	40°32'30"	10.00	7.08	N10°01'37"E	6.03
C12	40°32'30"	10.00	7.08	N89°20'37"E	6.03
C13	31°36'13"	10.00	5.52	N08°02'40"W	5.40
C14	31°36'13"	10.00	5.52	S08°02'40"E	5.40
C15	50°00'00"	10.00	15.71	S34°45'22"W	14.14
C16	40°32'30"	10.00	7.08	S79°48'27"E	6.03
C17	40°32'30"	10.00	7.08	S89°20'37"W	6.03
C18	90°00'00"	10.00	15.71	N00°14'30"W	14.14
C19	40°28'45"	10.00	8.64	N41°29'48"E	8.37
C20	40°32'30"	10.00	7.08	N00°30'33"W	6.03

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C21	40°32'30"	10.00	7.08	S10°01'37"W	6.03
C22	31°36'13"	10.00	5.52	S08°02'40"E	5.40
C23	35°41'56"	10.00	6.27	N07°30'22"E	6.13
C24	40°32'30"	10.00	7.08	N21°34'30"W	6.03
C25	40°32'30"	10.00	7.08	N16°16'54"E	6.03
C26	40°32'30"	10.00	7.08	N16°16'54"E	6.03
C27	90°00'00"	10.00	15.71	N46°18'21"W	14.14
C28	40°32'30"	10.00	7.08	S43°41'30"W	14.14
C29	40°32'30"	10.00	7.08	S21°34'30"W	6.03
C30	40°32'30"	10.00	7.08	S16°16'54"W	6.03
C31	40°32'30"	10.00	7.08	N00°30'33"W	6.03
C32	90°00'00"	10.00	15.71	N00°14'30"W	14.14
C33	40°32'30"	10.00	7.08	N00°30'33"W	6.03
C34	89°59'54"	10.00	15.71	N34°45'16"E	14.14
C35	35°28'15"	10.00	6.19	N12°30'14"E	6.10
C36	19°28'16"	30.00	10.20	S89°20'37"W	10.19

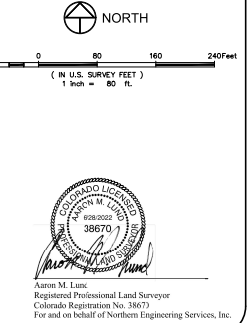
LINE	LENGTH	BEARING
L1	34.50	N10°14'30"W
L2	10.00	N79°48'22"E
L3	4.50	S10°14'30"E
L4	350.52	N79°48'22"E
L5	115.50	S79°48'22"W
L6	307.10	S79°48'22"W
L7	4.50	S10°14'30"E
L8	10.00	N79°48'22"E
L9	106.54	N10°14'30"W
L10	22.99	S89°41'30"W
L11	295.97	S79°48'22"W
L12	4.50	S10°14'30"E
L13	10.00	N79°48'22"E
L14	4.50	N10°14'30"W
L15	162.83	S79°48'22"W
L16	161.10	N10°14'30"W
L17	109.00	S79°48'22"W
L18	72.69	N10°14'30"W
L19	1.39	N79°48'22"E
L20	546.48	S10°14'30"E

LINE	LENGTH	BEARING
L21	38.24	S12°14'30"W
L22	100.00	N00°14'30"E
L23	4.50	N07°18'21"E
L24	17.59	S88°41'30"W
L25	366.63	N10°14'30"W
L26	115.50	S79°48'22"W
L27	154.04	S01°18'21"E
L28	862.32	S88°41'30"W
L29	3.50	N07°18'21"E
L30	5.30	N07°18'21"E
L31	280.24	N88°41'30"E
L32	225.58	S10°14'30"E
L33	237.10	N79°48'22"E
L34	108.44	S10°14'30"E
L35	4.50	S79°48'22"W
L36	10.00	S10°14'30"E
L37	4.50	N07°18'21"E
L38	122.64	S79°48'22"E
L39	10.00	N07°18'21"E
L40	4.50	N07°18'21"E

LINE	LENGTH	BEARING
L41	10.00	S88°41'30"W
L42	210.80	N88°41'30"E
L43	17.59	S88°41'30"W
L44	366.63	N10°14'30"W
L45	10.00	S79°48'22"W
L46	4.50	N79°48'22"E
L47	279.27	S10°14'30"E
L48	5.30	S01°18'21"E
L49	80.00	S79°48'22"W
L50	40.58	N10°14'30"E
L51	150.00	N79°48'22"E
L52	27.80	S79°48'22"W
L53	96.77	N10°14'30"W
L54	15.69	N89°20'23"E
L55	89.00	N10°14'30"W
L56	288.20	S79°48'22"W
L57	96.33	N01°18'21"W
L58	41.70	S79°48'22"E
L59	1.46	S79°48'22"E
L60	240.07	S10°14'30"E

LINE	LENGTH	BEARING
L61	23.00	S79°48'22"W
L62	96.00	N10°14'30"W
L63	176.80	N10°14'30"W
L64	4.50	S79°48'22"W
L65	10.00	N10°14'30"E
L66	22.27	N10°14'30"W
L67	144.42	S79°48'22"W
L68	451.43	N10°14'30"E
L69	458.17	S10°14'30"E
L70	20.00	S79°25'22"E
L71	40.58	N10°14'30"E
L72	150.00	N79°48'22"E
L73	27.80	S79°48'22"W
L74	96.77	N10°14'30"W
L75	15.69	N89°20'23"E
L76	89.00	N10°14'30"W
L77	288.20	S79°48'22"W
L78	96.33	N01°18'21"W
L79	41.70	S79°48'22"E
L80	1.46	S79°48'22"E
L81	240.07	S10°14'30"E

LINE	LENGTH	BEARING
L82	10.00	S79°48'22"W
L83	4.50	S79°48'22"W
L84	10.00	S79°48'22"W
L85	4.50	S79°48'22"W
L86	4.50	S79°48'22"W
L87	4.50	S79°48'22"W
L88	4.50	S79°48'22"W
L89	4.50	S79°48'22"W
L90	4.50	S79°48'22"W
L91	4.50	S79°48'22"W
L92	4.50	S79°48'22"W
L93	4.50	S79°48'22"W
L94	4.50	S79°48'22"W
L95	4.50	S79°48'22"W
L96	4.50	S79°48'22"W
L97	4.50	S79°48'22"W
L98	4.50	S79°48'22"W
L99	4.50	S79°48'22"W
L100	4.50	S79°48'22"W



**NOTICE:**  
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**SECTION:** 12  
**TOWNSHIP:** 5 NORTH  
**RANGE:** 67 WEST OF THE 6TH P.M.

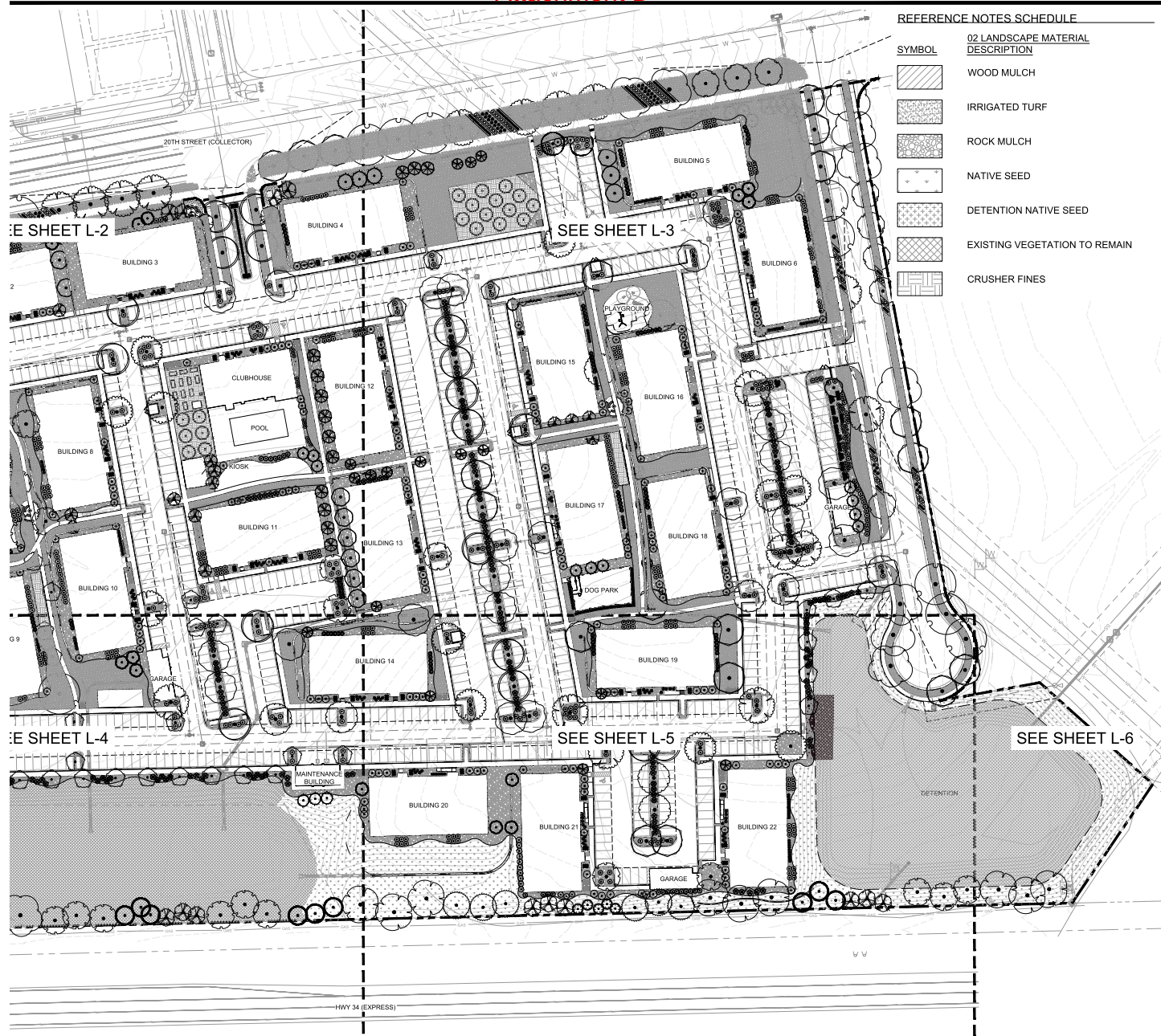
**NORTHERN ENGINEERING**  
SURVEYING & LAND DEVELOPMENT  
4000 10th Avenue, Suite 100, Greeley, CO 80639  
Phone: 970-344-1111 Fax: 970-344-1112

**DATE:** 8/28/2023  
**PROJECT:** PROMONTORY IMAGINE SCHOOL SECOND FILING, SECOND REPLAT  
**CLIENT:** CITY OF GREELEY  
**SCALE:** AS SHOWN  
**BY:** Aaron M. Lums  
**CHKD BY:** Aaron M. Lums  
**APP'D BY:** Aaron M. Lums

**PROMONTORY IMAGINE SCHOOL SECOND FILING, SECOND REPLAT**

**Sheet 2**  
Of 2 Sheets





# PROMONTORY MULTI-FAMILY

## FINAL SITE PLAN

FORT COLLINS, CO  
PREPARED BY:



### LAND PLANNER

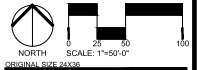
RIPLY DESIGN INC.  
RUSSELL LEE  
4119 Canyon Ave. Suite 200  
Fort Collins, CO 80521  
p. 970.224.5828

### OWNER

CROW CREEK CONSTRUCTION: JOURNEY HOMES  
MORGAN KIDDER  
7201 W 20TH BL. L101 B  
Greeley, CO 80634  
p. 970.352.7072

### ENGINEER

NORTHERN ENGINEERING  
ROBBIE LAUER  
301 N. HANCOCK ST. #100  
Fort Collins, CO 80521  
p. 970.221.4158



ISSUED		
NO.	DESCRIPTION	DATE
01	PRELIMINARY SITE PLAN	02/23/2022
02	PRELIMINARY SITE PLAN	04/15/2022
03	FINAL SITE PLAN	05/28/2022
REVISIONS		
NO.	DESCRIPTION	DATE

## OVERALL LANDSCAPE PLAN

SEAL:



PROJECT NO.: R21-099  
DRAWN BY: AG  
REVIEWED BY: RL  
DRAWING NUMBER: